

County of Loudoun
Department of Planning
MEMORANDUM

DATE: August 30, 2005

TO: LOUDOUN COUNTY PLANNING COMMISSION

FROM: Cindy Keegan, AICP, Project Manager
CPAM 2005-0003, Comprehensive Plan Amendment for
Upper Broad Run and Upper Foley Subareas

SUBJECT: Information for September 1, 2005 Committee of the Whole Meeting

The Planning Commission at the August 19th worksession approved a policy direction for the Upper Broad Run and Upper Foley subareas that would introduce moderate density residential communities to the subareas at densities up to 4.0 dwelling units per acre (du/acre) in Upper Broad Run and up to 3.0 du/acre in Upper Foley. The Planning Commission then directed staff to develop policy language to implement the Commission's direction (Attachment 1).

The draft policies that are attached add "mixed use communities" to the list of preferred communities in the subareas and identify workforce housing as an objective of new development as well as a new program for the County (Attachment 2). Community core areas that may be institutional or commercial in nature are also proposed. Open space provisions allow for a more suburban 30% open space standard for the mixed use communities. Staff has taken into consideration the draft policies submitted by the CPAM applicants, particularly the emphasis on workforce housing, transitioning density and alternative buffer or greenbelt approaches for the western portion of the subareas (Attachment 3). In addition, the motions approved by the Planning Commission on August 19th specified that residential development would be permitted in the Upper Broad Run and Upper Foley subareas at up to 4 du/acre north of Braddock Road and up to 3 du/acre south of Braddock Road.

During the worksession, there was discussion regarding the boundary between the 4.0 du/acre and the 3.0 du/acre areas and whether or not the boundary should be based on existing subarea boundaries, a watershed boundary, or Braddock Road. Staff recommends that the Commission distinguish between the different densities by subarea for the following reasons:

1. The existing subarea boundaries are based on a natural feature (ie., watershed boundaries) that can be distinguished by County mapping and, which are unlikely to change. A roadway whose alignment may be altered at some point in the future may lead to the same debates had recently along the Route 659 Relocated corridor.
2. Using a major corridor such as Braddock Road suggests that there is a distinction in the development pattern on each side of the road. This will be hard to enforce and landowners on both sides of the road will expect similar development opportunities.

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3. The watershed boundary has traditionally been an edge for identifying sewer service boundaries. While not critical in this circumstance, maintaining a logical boundary concept continues a consistent and defensible policy.
4. Properties that are divided by a watershed boundary have the ability to transfer density from one area to another where a property divided by a major, preexisting thoroughfare may not have that opportunity.

Staff also notes that at the August 19th worksession, the Planning Commission directed that the September 1 meeting also include a discussion of CPAM 2004-0022, Shockey Family which requests a change to the Planned Land Use Map from Industrial to a Business Community designation. This request would result in the conversion of planned Industrial uses to mixed use development that could include residential uses. Staff is prepared to discuss this request at the worksession.

Attached for your review are the following documents:

Attachment 1: Draft Planning Commission Action Summary (dated August 22, 2005);

Attachment 2: Draft policies, by chapter;

Attachment 3: Applicant-proposed draft policies.